**FINDINGS OF CONFORMANCE**
**MULTIPLE SPECIES CONSERVATION PROGRAM**
**ROBNETT**
**TPM 20726RPL$^3$**

## I. Introduction

The proposed project is a minor subdivision of an 85.81-acre property into four lots and a remainder parcel to include the existing residence. Lot sizes vary from 10.93 acres (minimum lot) to 24.58 acres (remainder parcel). Development of the project would include grading for four building pads and associated driveways, construction of four homes, installation of four septic systems, and fire clearing around structures. Access to the parcels is from Honey Spring Road.

The project site is located on Honey Springs Road, approximately ¼ mile south of Deerhorn Valley Road in the Jamul Community an unincorporated portion of San Diego County (APN 600-041-04, 600-051-03). The site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). The entire site is considered a Biological Resource Core Area (BRCA).

The site is predominantly southern mixed chaparral (70.07 acres). The site also supports southern coast live oak riparian forest (8.17 acres), coast live oak woodland (4.18 acres), coastal sage scrub (1.66 acres) and developed habitat (1.73 acres). A Resource protection Ordinance (RPO) wetland (Pringle Creek) traverses the site in two locations.

No endangered, threatened or rare animal species were observed on-site. Focused arroyo southwestern toad surveys were performed April through June 2003 and no toad were detected. It is unlikely that this stretch of Pringle Creek supports breeding toad due to impacts from debris, road runoff and vehicle traffic. One sensitive species was observed on-site, Herme's copper and the Cooper's hawk has a high potential to occur on-site. No endangered or threatened plant species were observed on-site. However, four sensitive species were observed onsite: Delicate Clarkia (*Clarkia delicata*), Brewer's Calandrinia (*Calandrinia breweri*), Fish's Milkwort (*Polygala cornuta* var. *fishae*) and Engelmann Oak (*Quercus engelmannii*)

Project development impacts that will require mitigation in accordance with the BMO include impacts to 34.48 acres of southern mixed chaparral. No other habitat types will be impacted. The RPO wetland (Pringle Creek) will not be impacted and lies completely within the proposed biological open space easement. Since impacts and proposed mitigation is within a BRCA the BMO requires a mitigation ratio of 1:1 for impacts to southern mixed chaparral and thus 34.48 acres of southern mixed chaparral is required to be preserved. Onsite

biological open space will preserve 35.59 acres of southern mixed chaparral thus meeting the mitigation requirements of the BMO. Table 1 summarizes project impacts and mitigation.

Table 1. Impacts to habitat and required mitigation.

| Habitat Type | Tier Level | Existing On-site (ac.) | Proposed Impacts (ac.) | Mitigation Ratio* | Required Mitigation (ac) | Onsite Mitigation/Open Space (ac) |
|---|---|---|---|---|---|---|
| Southern Coast Live Oak Riparian Forest | I | 8.17 | 0 | -- | -- | 8.17 |
| Coast Live Oak Woodland | I | 4.18 | 0 | -- | -- | 4.18 |
| Coastal Sage Scrub | II | 1.66 | 0 | -- | -- | 1.66 |
| Southern Mixed Chaparral | III | 70.07 | 34.48 | 1:1 | 34.48 | 35.59 |
| Developed | IV | 1.73 | 1.73 | -- | -- | -- |
| **Total:** | -- | 85.81 | 36.21 | -- | 34.48 | 49.6 |

* For Impacts within a BRCA

The findings contained within this document are based on County records, staff field site visits and the Biological Technical Report dated January 2004 prepared by Robin Church Biological Consulting. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Game and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

## II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within

which project-related disturbance is proposed, including any on and/or off-site impacts.

The site qualifies as a BRCA since the land is part of a regional linkage/corridor and is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat and contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The mitigation site for the project shall be on-site in the form of a biological open space easement. As such, the mitigation sites qualify as a BRCA pursuant to Section 86.506(a)(1)(b)(ii) of the BMO.

As a Biological Resource Core Area, the open space on-site resulting from this project is considered part of the regional MSCP preserve system. As such, all of the requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement and the Final MSCP Plan apply to this open space.

## III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

1. Project development shall be sited in areas to minimize impact to habitat.

Project impacts to the area north and west of Pringle Creek and Honey Springs Road have been avoided completely. This block of habitat is approximately 16 acres and includes Tier I and II sensitive habitat such as southern coast live oak riparian forest (SCLORF) and coastal sage scrub (CSS), respectively, as well as Engelmann Oaks and Fish's Milkwort. Development has been situated east of, and adjacent to, Honey Springs Road and impacts

34.45 acres of southern mixed chaparral (SMC), a Tier III habitat. The 19.6 acres of open space on the east side of Honey Springs Road is contiguous with off-site native habitat and has been designed to preserve the most sensitive habitats onsite including SCLORF and coast live oak woodland (CLOW). Sensitive species observed on-site such as Delicate Clarkia, Brewer's Calandrinia and Fish's Milkwort are included within the eastern block of open space and no impacts to sensitive species are anticipated as a result of this project, although there is one Engelmann oak outside of the proposed open space.

2. Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.

   Pads have been located on the south and east side of Honey Springs Road only. The applicant revised the Tentative Map to remove a pad that was originally located north and west of Honey Springs Road. Now that entire area north and west of Honey Springs Road is within open space.

3. Notwithstanding the requirements of the slope encroachment regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design that may encroach into steep slopes to avoid impacts to habitat.

   The steepest slopes occur towards the northwestern and southern property line. These areas are rated as medium and high value habitat and are contiguous with undeveloped habitat offsite and have therefore been preserved. The pads have been located as close to Honey Springs Road as topography and access will allow and avoid sensitive species within the SMC. In addition, all SCLORF, CLOW and CSS has been avoided.

4. The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.

   Honey Springs Road may be widened at some point in the future. Allowances have been made in the project design to accommodate potential road widening. The road widening shown on the open space map is within low value habitat.

5. Projects shall be required to comply with applicable design criteria in the County MSCP Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).

   Since the project site is located within a BRCA, the findings contained within Attachments G and H of the BMO are outlined below.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

1. Acknowledge the “no net loss” of wetlands standard that individual projects must meet to satisfy State and Federal wetland goals, policies, and standards, and implement applicable County ordinances with regard to wetland mitigation.

   All the wetlands (Pringle Creek) onsite are protected within an open space easement that includes an adequate biological buffer. There is no development proposed north and west of Honey Springs Road and thus no impacts to Pringle Creek will occur here as a result of this project. Pringle Creek and associated SCLORF and CLOW habitat at the northeastern property boundary is also protected within open space. Some development is adjacent to this open space area (that includes the wetlands), however, the open space is separated from development naturally by topography and by fencing and signage and a 100-foot wide limited building zone easement. No impacts to wetlands will occur as a result of this project and therefore the no net loss wetlands standard has been met.

2. Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features.

   There are four habitat types on-site as well as an RPO wetland. Three habitat types, CLOW, SCLORF and CSS and the RPO wetland will not be impacted but will be preserved as a result of this project. SMC will be impacted due to the proposed development. However, the sensitive species populations identified within the

SMC (and CLOW) will not be impacted. The wetland, areas of steep slopes and other habitat features such as rock outcrops will also be preserved. Thus project design has maximized the habitat structural diversity of conserved habitat areas and has included the conservation of unique habitats and habitat features.

3. Provide for the conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model.

   There is a small patch of coastal sage scrub towards the northwestern property boundary. This habitat is preserved, although it is rated as medium value and is part of a larger block (16 acres) of preserved habitat. Other habitat types including SCLORF and CLOW that are rated as high and very high value have been preserved. A portion of the SMC that is rated as high value will be impacted as a result of this project. However, the portion of high and medium value SMC that is preserved includes small stands of sensitive species such as delicate Clarkia and Brewer's calandria.

4. Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats. Subsequently, using criteria set out in Chapter 6, Section 6.2.3 of the MSCP Plan, potential impacts from new development on biological resources within the preserve that should be considered in the design of any project include access, non-native predators, non-native species, illumination, drain water (point source), urban runoff (non-point source) and noise. County staff shall determine specific measures necessary to contain impacts from a new development project, and thereby, avoid, reduce or mitigate edge effects on the preserve to less than significant levels.

   A significant block of habitat has been preserved north and west of Honey Springs Road (16 acres). This includes an RPO wetland, SCLORF, CSS, SMC, sensitive plant species such as Engelmann Oak and Fish's Milkwort, as well as rock outcroppings. No new edge effects to this block of habitat are associated with this project. The other significant block of habitat preserved is towards the eastern property line and includes medium, high and very high value habitat. This area is separated from development by a limited building zone easement. The open space will be fenced and signed as a condition of approval to help to reduce edge

effects further. The project will conform to county noise and light standards as well as the Watershed Protection, Stormwater Management and Discharge Control Ordinance.

These specific measures will contain impacts and thereby avoid, reduce or mitigate edge effects on the preserve to less than significant levels.

5. Provide incentives for development in the least sensitive habitat areas.

Development has been situated as close to Honey Springs Road as feasible and has avoided habitat north and west of the road entirely. The three most sensitive habitats on-site (Tier I and II) will not be impacted by the project. All sensitive plant species identified on-site will be avoided and preserved. Thus, incentives have been provided for development in the least sensitive areas.

6. Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species.

No endangered, threatened or rare animal or plant species were observed on-site. The project site, however, supports Herme's copper and the Cooper's hawk has a high potential to occur on-site. Four sensitive plant species were observed on-site: Delicate Clarkia, Brewer's Calandrinia, Fish's Milkwort and Engelmann Oak. None of the animal or plant species observed or with a high potential to occur on-site are narrow endemic species. The rare plants will be entirely preserved within open space and the open space design is adequate to support sensitive wildlife. Dedication of open space will be a condition of project approval.

7. Preserve the biological integrity of linkages between BRCAs.

The biological integrity of linkages between BRCA's has been preserved by dedicating 16 acres of open space north and west of Honey Springs Road that is contiguous with offsite native habitat that may eventually link to an identified regional linkage, approximately two miles north and west of the project site. This area will not be impacted by the project. Additional open space is dedicated towards the eastern property boundary and is adjacent to a potential linkage or local corridor along the Pringle Creek drainage.

8. Achieve the conservation goals for covered species and habitats (refer to Table 3-5 of the MSCP Plan).

   The rare plant populations on-site have been entirely preserved within the proposed open space easement. This project site supports Hermes copper. However, no conservation goals are listed in Table 3-5 of the MSCP Plan based on insufficient distribution and life history data. There is a high potential for Cooper's hawk on-site. In accordance with Table 3-5, all patches of CLOW and SCLORF are preserved. A 300-foot impact avoidance area will be required around active nests. Measures have been made to reduce edge effects associated with the project by placing structures at least 100 feet away from the open space easement, and requiring permanent fencing and signage of the open space. Additionally, no disturbance between February 1 and June 1 (the breeding season of raptors) will be allowed. Impacts to habitat were mitigated at the ratios required by the BMO, which will presumably ensure the long-term viability of any covered species as is discussed in Table 3-5.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

1. Habitat linkages as defined by the BMO, rather than just corridors, will be maintained.

   The project is part of a large block of undeveloped lands. It is not within one of the primary linkages within the Metro-Lakeside-Jamul segment identified in the MSCP Subarea Plan. However, the site is within an area that does contain high and very high habitat values. The site and surrounding habitat may contribute to a link to the main regional linkage approximately 2 miles north and west of the project site, as well as providing a linkage to the Cleveland National Forest approximately 3 miles to the east (not within the MSCP).

2. Existing movement corridors within linkages will be identified and maintained.

   Pringle Creek and associated SCLORF and CLOW may serve as a local wildlife corridor. No impacts are proposed to the wetland or associated woodland and riparian forest, which will be placed within

an open space easement. The proposed development is separated topographically from woodlands, which will further buffer the local corridor from indirect impacts from the proposed development.

3. Corridors with good vegetative and/or topographic cover will be protected.

   The main corridor on-site consisting of Pringle Creek has good vegetative cover and is protected by easement and is separated from development topographically as well as by fencing and signs and a limited building zone easement. This preserved high and very high value habitat is contiguous with preserved habitat on-site as well as native habitat off-site with similar habitat value. Thus, wildlife can continue to move along Pringle Creek and from the project site to off-site areas.

4. Regional linkages that accommodate travel for a wide range of wildlife species, especially those linkages that support resident populations of wildlife, will be selected.

   The on-site open space contributes to a linkage providing connectivity to a regional linkage approximately two miles to the north as well as Cleveland National Forest approximately three miles to the east. This linkage has the potential to support resident populations of wildlife including Cooper's hawk and other raptors, butterflies, reptiles, small mammals as well as larger mammals such as mountain lion and mule deer.

5. The width of a linkage will be based on the biological information for the target species, the quality of the habitat within and adjacent to the corridor, topography, and adjacent land uses. Where there is limited topographic relief, the corridor must be well vegetated and adequately buffered from adjacent development.

   The width of the on-site open space north of Honey Springs Road is 1000 x 1000 feet. The quality of the habitat varies from medium to very high. There is topographic relief and varied habitats including SCLORF, CSS and SMC, as well as a population of Fish's Milkwort and Engelmann Oaks. The habitat preserved towards the eastern property boundary is also rated as medium, high and very high. This on-site open space varies in width from over 2,000 feet to 400 feet but is contiguous with off-site habitat that is not developed and has a low potential to be developed. If development were to occur off-site, the width of the corridor can be

increased. This on-site open space that is part of the Pringle Creek corridor is well vegetated (dense SMC, SCLORF and CLOW) has topographic relief and is adequately buffered from adjacent development. Natural topography separates the development from the open space as well as fencing, signs and a limited building zone, which will be required as conditions of approval for the project.

6. If a corridor is relatively long, it must be wide enough for animals to hide in during the day. Generally, wide linkages are better than narrow ones. If narrow corridors are unavoidable, they should be relatively short. If the minimum width of a corridor is 400 feet, it should be no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds. Corridors for bobcats, deer, and other large animals should reach rim-to-rim along drainages, especially if the topography is steep.

   The main corridor on-site, Pringle creek, is adjacent to at least 400 feet of open space, except at Honey Springs Road. The on-site western rim of the Pringle Creek drainage offsite to the east is protected. In general, the on-site open space design meets the width criteria for corridors and provides habitat towards the overall linkage.

7. Visual continuity (i.e., long lines-of-site) will be provided within movement corridors. This makes it more likely that animals will keep moving through it. Developments along the rim of a canyon used as a corridor should be set back from the canyon rim and screened to minimize their visual impact.

   Development is removed from the western rim of the Pringle Creek drainage located off-site to the east of the project site. Development is located adjacent to Honey Springs Road as much as topography and access limitations will allow. Visual continuity is provided for within movement corridors onsite since the native habitat within 400 feet of the actual stream course is protected. The only exception to this is where there is existing roads and the existing single family residence. No further expansion of this residence will be permitted. Any expansion of Honey Springs Road will occur away from the Creek.

8. Corridors with low levels of human disturbance, especially at night, will be selected. This includes maintaining low noise levels and limiting artificial lighting.

The proposed residential developments are set well back from the Pringle Creek drainage rim off-site to the east and human disturbance such as noise and artificial lighting resulting from the project are not expected to affect this corridor. Where Pringle Creek traverses the northeastern property boundary, proposed development is separated by topography and fencing and a limited building zone easement will provide an additional buffer between proposed development and the protected resources. No development is proposed west of Honey Springs Road and thus this corridor will not be affected by this project.

9. Barriers, such as roads, will be minimized. Roads that cross corridors should have ten foot high fencing that channels wildlife to underpasses located away from interchanges. The length-to-width ratio for wildlife underpasses is less than two, although this restriction can be relaxed for underpasses with a height of greater than 30 feet.

   No barriers such as roads are proposed within the corridor or the habitat on the project site although honey Springs Road may be expanded at some point in the future. Therefore, no barriers to wildlife movement are anticipated from the project.

10. Where possible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use will be employed. Box culverts will only be used when they can achieve the wildlife crossing/movement goals for a specific location. Crossings will be designed as follows: sound insulation materials will be provided; the substrate will be left in a natural condition, and vegetated with native vegetation if possible; a line-of-site to the other end will be provided; and if necessary, low-level illumination will be installed in the tunnel.

    No wildlife crossings are associated with this project.

11. If continuous corridors do not exist, archipelago (or stepping-stone) corridors may be used for short distances. For example, the gnatcatcher may use disjunct patches of sage scrub for dispersal if the distance involved is less than one to two miles.

    The corridor that adjoins the project site to the east is continuous and its continuity will not be impacted by this project.

## IV. Subarea Plan Findings

**Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:**

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

   All the wetlands (Pringle Creek) onsite are protected within an open space easement that includes an adequate biological buffer. There is no development proposed north and west of Honey Springs Road and thus no impacts Pringle Creek will occur here as a result of this project. Pringle Creek and associated SCLORF and CLOW habitat at the northeastern property boundary is also protected within open space. Some proposed development is adjacent to this open space area (that includes the wetlands), however, the open space is separated from development naturally by topography and by fencing and signage and a 115-foot wide limited building zone easement. No impacts to wetlands will occur as a result of this project and therefore the no net loss wetlands standard has been met.

2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

   There are four habitat types on-site as well as an RPO wetland. Three habitat types, CLOW, SCLORF and CSS and the RPO wetland will not be impacted but will be preserved as a result of this project. Southern mixed chaparral will be impacted due to the proposed development. However, the sensitive species populations identified within the southern mixed chaparral (and CLOW) will not be impacted. The wetland, areas of steep slopes and other habitat features such as rock outcrops will also be preserved. Thus, project design has maximized the habitat structural diversity of conserved habitat areas and has included the conservation of unique habitats and habitat features.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

   There is a small patch of coastal sage scrub towards the northwestern property boundary. This habitat is preserved, although it is rated as medium value. Other habitat types including SCLORF and CLOW that are

rated as high and very high value have been preserved. A portion of the southern mixed chaparral that is rated as high value will be impacted as a result of this project. However, the portion of high and medium value SMC that is preserved includes small stands of sensitive species such as delicate Clarkia and Brewer's calandria.

4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

   A significant block of habitat has been preserved northwest of Honey Springs Road (16 acres). This includes an RPO wetland, SCLORF, CSS, SMC, sensitive plant species such as Engelmann Oak and Fish's Milkwort, as well as rock outcroppings. No new edge effects to this block of habitat are associated with this project. The other significant block of habitat preserved is towards the eastern property line and includes medium, high and very high value habitat. This area is separated from development by a limited building zone easement. The open space will be fenced and signed as a condition of approval to help to reduce edge effects further. Further, the project will conform to county noise and light standards as well as the Watershed Protection, Stormwater Management and Discharge Control Ordinance. These specific measures will contain impacts and thereby avoid, reduce or mitigate edge effects on the preserve to less than significant levels.

5. The project provides for the development of the least sensitive habitat areas.

   Development has been situated as close to Honey Springs Road as feasible and has avoided habitat north and west of the road entirely. The three most sensitive habitats onsite (Tier I and II) will not be impacted by the project. All sensitive plant species identified onsite will be avoided and preserved. Thus, incentives have been provided for development in the least sensitive areas.

6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.

   No endangered or threatened animal or plant species were observed on-site. The project site, however, supports Herme's copper and the Cooper's hawk has a high potential to occur on-site. Four sensitive plant species were observed on-site: Delicate Clarkia, Brewer's Calandrinia, Fish's Milkwort and Engelmann Oak. None of the animal or plant species

observed or with a high potential to occur are considered key regional populations of covered species. However, these species and/or their habitats have been preserved.

7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.

   The project conserves large interconnecting blocks of habitat by dedicating 16 acres of open space north and west of Honey Springs Road that is contiguous with off-site native habitat that may eventually link to an identified regional linkage, approximately two miles north and west of the project site. This area will not be impacted by the project. Additional open space is dedicated towards the eastern property boundary and is adjacent to a potential linkage or local corridor along the Pringle Creek drainage.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

   No endangered or threatened animal or plant species were observed on-site. The project site, however, supports Herme's copper and the Cooper's hawk has a high potential to occur on-site. Four sensitive plant species were observed on-site: Delicate Clarkia, Brewer's Calandrinia, Fish's Milkwort and Engelmann Oak. None of the plant or animal species observed or with a high potential to occur on-site are narrow endemic species and no critical populations were identified on-site. However, Brewer's Calandrinia is a County Group A sensitive plant species and all specimens will be preserved meeting the minimum conservation goals of the Subarea Plan. Such mitigation will be a condition of project approval.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

   The project will preserve 49.6 acres of open space. All of the habitat north and west of Honey Springs Road, including Pringle Creek, will be preserved. The proposed open space includes sensitive habitat and species and is contiguous with offsite habitat. In addition, no pre-approved mitigation area will be impacted and the project will not in anyway hinder preserve assembly.

10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

    Preserve design includes significant blocks of habitat that are topographically separated from development. Edge effects have been reduced by the requirement of fencing and signage and the use of 115 feet limited building zones. Additionally, the project will conform to county noise and light standards as well as the Watershed Protection, Stormwater Management and Discharge Control Ordinance. These specific measures will contain impacts and thereby avoid, reduce or mitigate edge effects on the preserve to less than significant levels.

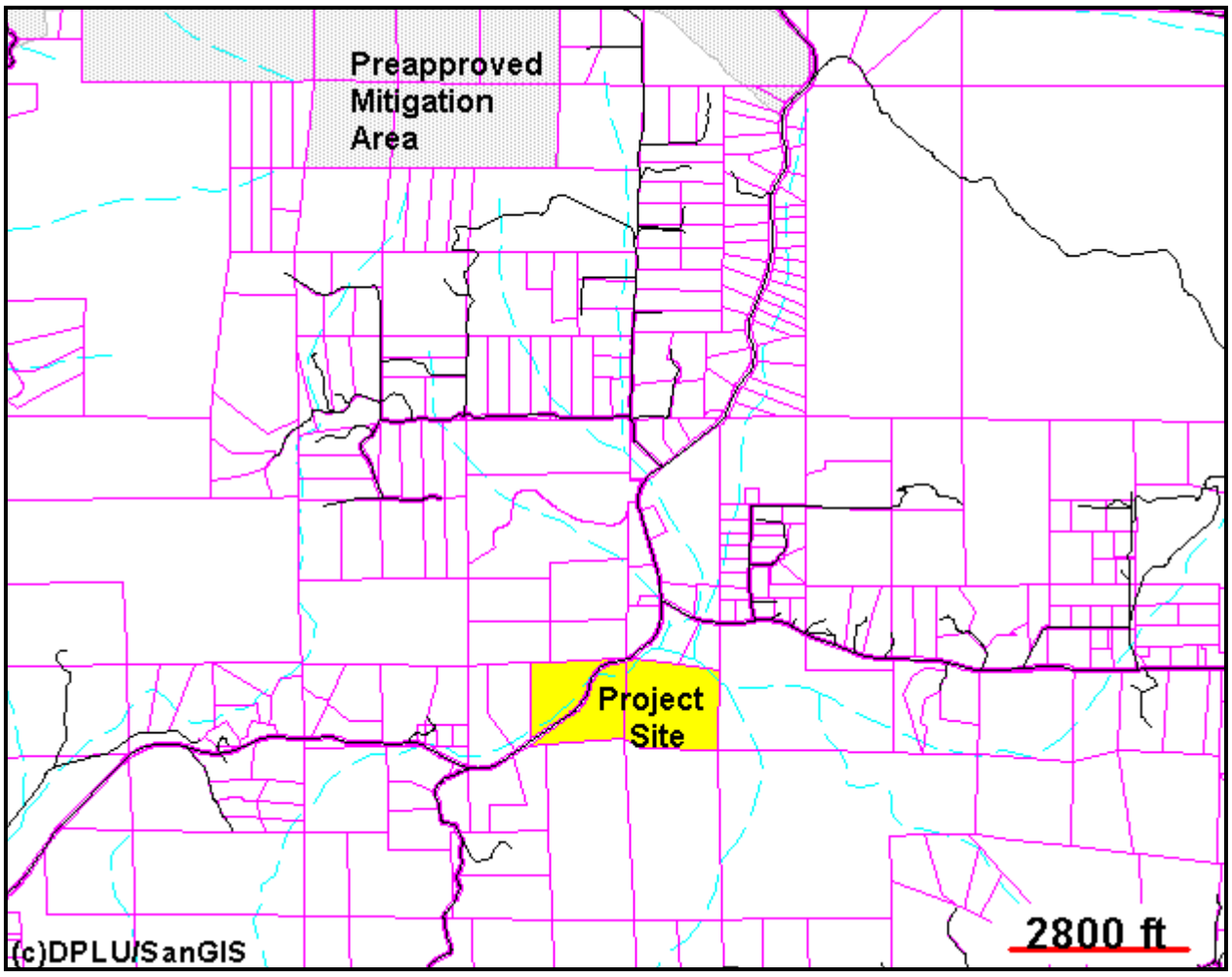
11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

    The site qualifies as a BRCA and impacts have been avoided completely on the north and west side of Honey Springs Road. The project will result in the preservation of approximately 16 acres of open space north and west side of Honey Springs Road, that is contiguous with off-site habitat and includes the RPO wetland, Tier I and II habitat as well as Engelmann Oaks and Fish's Milkwort. Development is situated east of and as close to Honey Springs Road as topography and access will allow. It is set well back from the rim of the Pringle Creek drainage (offsite to the east). Development avoids sensitive habitats and species and 19.6 acres east of development is protected by open space easement. In total there is 49.6 acres of open space and therefore the project minimizes impacts to this BRCA by contributing 58% of the site towards preservation within the MSCP.

    Megan Hamilton, Department of Planning and Land Use
    August 20, 2004

MSCP Designation for Robnett

TPM 20726




- Streets
- Freeways
- Parcels
- Lakes
- Rivers
- Creeks
- Major Amend Area
- Minor Amend Area
- MinorAmend Area w/ special Requirements
- MSCP PAMA
- Take Authorized Areas
- Planned Preserve